ATTACHMENT J01

C.E. Kelly Support Facility Main Post Electrical Distribution System

Table of Contents

List of Tables

J01 C.E. Kelly Support Facility Main Post Electrical Distribution System

J01.1 C.E. Kelly Support Facility Overview

The mission of C.E. Kelly Support Facility is to provide logistical and engineering support to military facilities within a defined area of support. The host command is the U.S. Army Reserve Command. Major tenants include:

- 99th RSC
- Army and Air Force Exchange Service
- Commissary
- Federal Aviation Administration
- General Services Administration
- Training Support Battalion

The C.E. Kelly Support Facility consists of four (4) separate installations; these are: (1) Main Post, (2) Site 62, (3) Site 63, and (4) Neville Island. The Main Post is located approximately 12 miles Southwest of Pittsburgh, PA. The Main Post consists of approximately 118 acres. There are a total of 51 buildings, enclosing a combined 246, 876 square feet. Site 62 is also approximately 12 miles Southwest of Pittsburgh, PA, and 3 miles from the Main Post. Site 62 consists of approximately 13 acres. There are a total of 7 buildings, enclosing a combined 15, 517 square feet. Site 63 is approximately 14 miles Southwest of Pittsburgh, PA, and 5 miles from the Main Post. Site 63 consists of approximately 22 acres. There are a total of 14 buildings, enclosing a combined 24, 308 square feet. Neville Island is located approximately 6 miles West of Pittsburgh, PA, and 20 miles from the Main Post. Neville Island consists of approximately 15 acres. There are a total of 15 buildings, enclosing a combined 53, 560 square feet.

C.E. Kelly Support Facility has a total population of about 485 people, including military and civilians, with a combined payroll of about $12 million per year.

There are no major capital improvement projects projected for the next 5 years**.**

J01.2 Electrical Distribution System Description

J01.2.1 Electrical Distribution System Fixed Equipment Inventory

The C.E. Kelly Support Facility Main Post electric distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Base, and/or Government ownership currently starts, to the point of demarcation defined by the real estate instruments. Generally, the point of demarcation will be the building footprint. The system may include, but is not limited to, substations, transformers, underground and overhead circuits, utility poles, switches, vaults, and lighting fixtures. The following description and inventory is included to provide the Offeror with a general understanding of the size and configuration of the distribution system. The inventory is assumed to be approximately 90 percent complete. The Offeror shall base the proposal on site inspections, information in the bidders library, other pertinent

information, and to a lesser degree the following description. Under no circumstances shall the successful Contractor be entitled to any rate adjustments based on the accuracy of the following description and inventory.

J01.2.1.1 Description

C.E. Kelly Support Facility Main Post purchases all its electrical power from Allegheny Power for the Main Post. There is 55,908 linear feet (LF) of overhead distribution overhead lines and 23,255 LF of Exterior Lighting. The Substation is 4150KV.

J01.2.1.2 Inventory

Table 1 provides a general listing of the major electrical system fixed assets for the C.E. Kelly Support Facility Main Post electrical distribution system included in the purchase. The system will be sold in an "as is, where is" condition without any warrant, representation, or obligation on the part of the Government to make any alterations, repairs, or improvements. All ancillary equipment attached to and necessary for operating the system, though not specifically mentioned here in, is considered part of the purchased utility.

TABLE 1
Fixed Inventory
Electrical Distribution System Inventory, C.E. Kelly Support Facility Main Post

ITEM	*SIZE*	QTY.	UNIT	APPROXIMATE YEAR OF CONSTRUCTION
Substations transformers	1500kva	1	ea	1960
	1000kva	1	Ea	1960
	500kva	3	ea	1960
	150kva	1	ea	1960
POLE MOUNTED TRANSFORMERS	150kva	1	ea	1960
	100kva	6	ea	1960
	75kva	4	ea	1960
	37.5kva	6	ea	1960
	25kva	18	ea	1960
	15kva	15	ea	1960
	7.5kva	2	ea	1960
PAD MOUNTED TRANSFORMERS	750kva	3	ea	1960
	500kva	4	ea	1960/88
	112.5kva	2	ea	1990/99
DISTRIBUTION and LIGHTING POLES				
Wood (average) + crossarms		111	ea	1960/2000
OVERHEAD DISTRIBUTION SYSTEM CONDUCTORS				
Distribution		55908	LF	1960
Exterior Lighting		23,255	LF	1960

Notes:

KVA = nominal kilovolt amperes
ea = each

LF = linear feet

J01.2.2 Electrical Distribution System Non-Fixed Equipment and Specialized Tools Inventory

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment and tools. The successful Contractor shall provide any and all equipment, vehicles, and tools, whether included in the purchase or not, to maintain a fully operating system under the terms of this contract.

TABLE 2
Spare Parts
Electrical Distribution System C.E. Kelly Support Facility Main Post

Qty	Item	Make/Model	Description	Remarks
None Identified				

TABLE 3
Specialized Equipment and Vehicles
Electrical Distribution System C.E. Kelly Support Facility Main Post

Description	Quantity	Location	Maker
None Identified			

J01.2.3 Electrical Distribution System Manuals, Drawings, and Records Inventory

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4
Manuals, Drawings, and Records
Electrical Distribution System C.E. Kelly Support Facility Main Post

Qty	Item	Description	Remarks
None			

J01.3 Specific Service Requirements

The service requirements for the C.E. Kelly Support Facility Main Post electrical distribution system are as defined in Section C, *Description/Specifications/Work Statement.*

J01.4 Current Service Arrangement

Currently, Duquesne Light Company supplies electric service to C.E. Kelly Support Facility Main Post. Electric power annual consumption at the Main Post is approximately 1060KW/4,607MWH. J01.5 Secondary Metering

J01.5 Secondary Metering

The Base may require secondary meters for internal billings of their reimbursable customers, utility usage management, and energy conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Clause C.3.

J01.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings once a month for all secondary meters IAW paragraph C.3 and J01.6 below.

TABLE 5
Existing Secondary Meters
Electrical Distribution System C.E. Kelly Support Facility Main Post

Meter Location	Meter Description
None identified	

J01.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in Table 6. New secondary meters shall be installed IAW Clause C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Clauses C.3 and J01.6 below.

TABLE 6
New Secondary Meters
Electrical Distribution System C.E. Kelly Support Facility Main Post

Meter Location	Meter Description
None Identified	

J01.6 Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to the person identified at time of contract award.

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to the person identified at time of contract award.

- Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all identified secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to the person identified at time of contract award.

J01.7 Energy Savings Projects

IAW C.3, Requirement, the following projects have been implemented on the distribution system by the Government for energy conservation purposes.

- None

J01.8 Service Area

IAW Clause C.4, Service Area, the service area is defined as all areas within the C.E. Kelly Support Facility Main Post boundaries.

J01.9 Off-Installation Sites

Neville Island, Site 62, and Site 63 are off-installation sites, but are not associated with this scope.

J01.10 Specific Transition Requirements

IAW Clause C.13, Transition Plan, **Table 7** lists service connections and disconnections required upon transfer of the C.E. Kelly Support Facility Main Post electrical distribution system.

TABLE 7
Service Connections and Disconnections
Electrical Distribution System C.E. Kelly Support Facility Main Post

Location	Description
None Identified	

J01.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the C.E. Kelly Support Facility Main Post Electrical Distribution System. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AC.

TABLE 8
System Deficiencies
Electrical Distribution System C.E. Kelly Support Facility Main Post

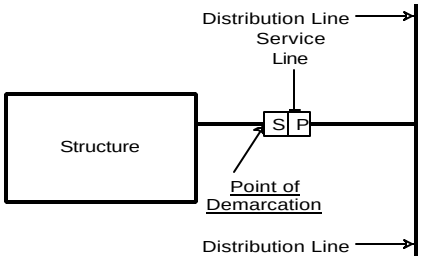
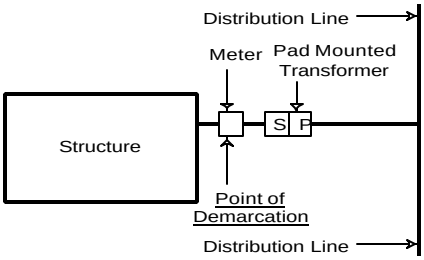
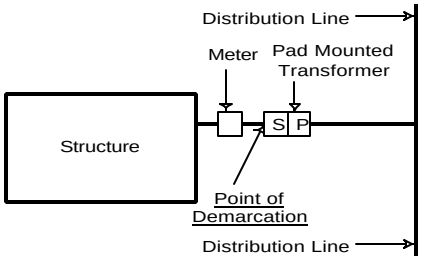
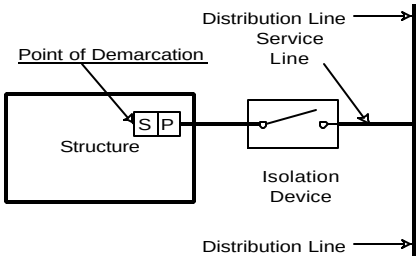
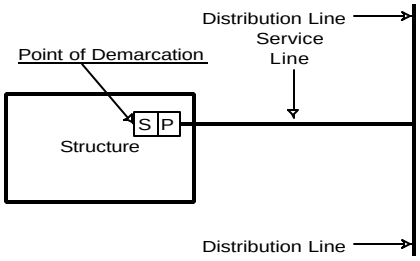
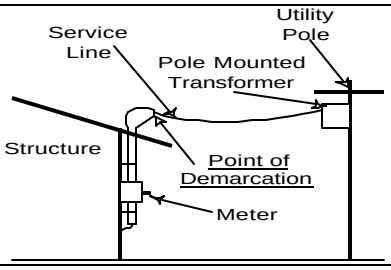
Project Location	Project Description
None Identified	

J01.12 Electric Distribution System Points of Demarcation

The point of demarcation is defined as the point on the distribution system where ownership changes from the Grantee to the building owner. This point of demarcation will typically be at the point the utility enters a building structure or the load side of a transformer within a building structure. **Table 9** identifies the type and general location of the point of demarcation with respect to the building for each scenario. **Table 10** lists anomalous points of demarcation that do not fit any of the scenarios of Table 9. **Table 11** includes any parcels of land that the Grantee will need to be granted exclusive use under the right-of-way.

TABLE 9
Points of Demarcation
Electrical Distribution System C.E. Kelly Support Facility Main Post

Point of Demarcation	Applicable Scenario	Sketch

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the transformer secondary terminal spade.	Pad Mounted Transformer located outside of structure with underground service to the structure and no meter exists.	
Down current side of the meter	Residential service (less than 200 amps and 240V 1-Phase), and three phase self contained meter installations. Electric Meter exists within five feet of the exterior of the building on an underground secondary line.	
Point of demarcation is the transformer secondary terminal spade.	Three Phase CT metered service.	
Secondary terminal of the transformer inside of the structure	Transformer located inside of structure and an isolation device is in place with or without a meter Note: Utility Owner must be granted 24-hour access to transformer room.	
Secondary terminal of the transformer inside of the structure	Transformer located inside of structure with no isolation device in place. Note: Utility Owner must be granted 24-hour access to transformer room.	
Point of demarcation is the point where the overhead conductor is connected to the weatherhead.	Electric meter is connected to the exterior of the building on an overhead secondary line.	

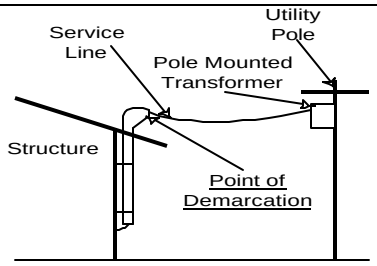
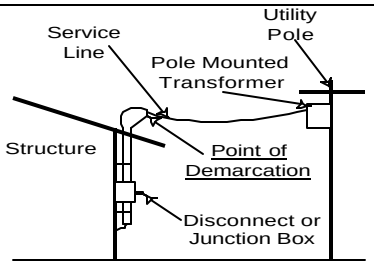
Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the point where the overhead conductor is connected to the weatherhead.	Pole Mounted Transformer located outside of structure with secondary attached to outside of structure with no meter.	
Point of demarcation is the point where the overhead conductor is connected to the weatherhead.	Service may be overhead or underground. A disconnect switch or junction box is mounted to the exterior of the structure with no meter.	

TABLE 10
Anomalous Points of Demarcation
Electrical Distribution System C.E. Kelly Support Facility Main Post

Building No.	Point of Demarcation Description
None	

TABLE 11
Plants
Electrical Distribution System C.E. Kelly Support Facility Main Post

Description	Facility #	State Coordinates	Other Information
None			